



Miami-Dade County Board of County Commissioners

Office of the Commission Auditor

Legislative Analysis

**Internal Management and Fiscal
Responsibility Committee**

Wednesday, April 12, 2006
2:00 PM
Commission Chamber

Charles Anderson, CPA
Commission Auditor

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Miami, Florida 33128
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**Miami-Dade County Board of County Commissioners
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Legislative Analysis

**Internal Management and Fiscal Responsibility Committee
Meeting Agenda
Wednesday, April 12, 2006**

Written analyses for the below listed items are attached for your consideration in this Legislative Analysis.

Item Number(s)

2(L)	3(F)
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Additional information for the below listed item is attached for your consideration in this Legislative Analysis.

2(U)	2(S)
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If you require further analysis of these or any other agenda items, please contact Guillermo Cuadra, Esq., Chief Legislative Analyst, at (305) 375-5469.

Acknowledgements--Analyses prepared by:

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LEGISLATIVE ANALYSIS

RESOLUTION CALLING A SPECIAL ELECTION WITH REGARD TO THE PROPERTY APPRAISER

Senator Javier D. Souto
Commissioner Natacha Seijas
Chairman Joe A. Martinez

I. SUMMARY

This resolution calls for a special election to be held for the voters of Miami-Dade County to decide whether to amend the Home Rule Charter by allowing the Office of County Property Appraiser to an elected position or maintain its appointment by County Manager.

II. PRESENT SITUATION

Similar proposals to have the Property Appraiser become an elected official have come before the Commission. There were various recommendations and directives that were suggested at the 1/29/04 Budget and Finance Committee meeting regarding the Property Appraiser as an elected official. One recommendation, was to refer this item to the Charter Review process for review and recommendations. The Charter Review Committee provided no recommendations. Additionally, there was a directive made to the Department of Property Appraisal, which became R-701-05.

Resolution (R-701-05) directed the Department to conduct an ongoing outreach and informational campaign that would:

- Inform the public of the functions of the Department
- Explain the significance of the Notice of Proposed Property Taxes
- Explain how market value is determined by State Law
- Provide information on the major changes in the real and personal property tax structure and laws
- Inform the public of new services offered by the Department (i.e. real property tax estimator)
- Promote 311 to handle calls associated with Notice of Proposed Tax mailing and Homestead Exemption Renewals.

In March 10, 2006, the Department of Property Appraiser submitted to the Manager a progress report detailing the advances made towards meeting the directives delineated in R-701-05.

In early 2005, the City of Miami proposed a straw ballot question of whether the County Tax Assessor should be elected or appointed. This question was ruled to be unlawful and unconstitutional, in part because the official job title is 'property appraiser' not 'tax assessor'.

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Of the 67 Counties in Florida, Miami-Dade is the only one in which the office of the Property Appraiser are not filled by Election.

III. POLICY CHANGE AND IMPLICATION

The position of Property Appraiser would change from being appointed by the County Manager to an elected position. This would require a Home Rule Charter amendment to be proposed by the Board of County Commissioners. Elections on charter amendments proposed by the Board are to be held not less than 60 days and no more than 120 days after the Board adopts the resolution proposing any amendment. The result of all elections on charter amendments are determined by a majority of the electors voting on the proposed amendment.

IV. ECONOMIC IMPACT

The economic impact for any proposed election would vary depending whether this proposed ballot question is presented in a Special election (as a stand alone ballot question) or if the ballot question is called in conjunction with a countywide election.

V. COMMENTS AND QUESTIONS

None.

LEGISLATIVE ANALYSIS

RESOLUTION APPROVING LOAN IN AGGREGATE PRINCIPAL AMOUNT OF \$5,000,000 FROM SUNSHINE STATE GOVERNMENTAL FINANCING COMMISSION FOR PURPOSE OF PAYING COST OF CERTAIN INFRASTRUCTURE DEVELOPMENT FOR NARANJA LAKES COMMUNITY REDEVELOPMENT DISTRICT; AUTHORIZING FINANCE DIRECTOR TO APPROVE FINAL DETAILS OF LOAN WITHIN CERTAIN PARAMETERS; AND PROVIDING CERTAIN OTHER MATTERS IN CONNECTION WITH SUCH LOAN.

Finance Department

I. SUMMARY

This resolution authorizes the County to borrow up to \$5 million from the Sunshine State Governmental Financing Commission (“Sunshine Commission”) as a second loan for constructing certain capital infrastructure improvements on behalf of the Naranja Lakes Community Redevelopment Agency (“Naranja Lakes CRA”).

The resolution also authorizes the Finance Director to approve all final details of the Loan Agreement, after consulting with the Office of the County Attorney.

II. PRESENT SITUATION

The Sunshine Commission was created by inter-local agreements among various counties and municipalities in Florida, pursuant to Chapter 163, Part 1, Florida Statutes. The Sunshine Commission enables Governmental Units to benefit from larger scale financing. It also provides a funding mechanism for the acquisition of property, equipment, other capital needs and refunding of higher interest rate debt.

Ordinance No. 04-115 enacted by the Board on June 8, 2004, established an aggregate amount of up to \$120 Million in Sunshine Loans for the following:

- Acquiring capital equipment for the Miami-Dade Transit Department; and
- Constructing capital infrastructure improvements to be built in two phases over a five year period for the Naranja Lakes CRA in an amount not to exceed \$20 Million.
- The \$100 Million loan for the Miami-Dade Transit Department was closed in September 2004.

Pursuant to Ordinance No. 04-115, the Board is required to approve each loan for each phase of the Naranja Lakes CRA improvements by separate loan resolutions. The Board approved a loan for \$5 million for the initial part of phase one in Resolution No. 845-04 on July 13, 2004.

III. POLICY IMPLICATIONS

The resolution represents a continuation of the County’s policy to finance capital projects at low interest rates through the Sunshine Commission.

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IV. ECONOMIC IMPACT

The loan will be secured by the County's covenant to budget and appropriate from available non-ad valorem County revenues. However, it is anticipated that payment of the loan will be made from bond proceeds to be issued by the Naranja Lakes CRA and secured by its tax increment revenues, or from tax increment revenues directly.

V. COMMENTS AND QUESTIONS

The Naranja Lakes CRA was formed in 2002. The Primary Redevelopment Project is known as Mandarin Lakes Traditional Neighborhood Development Project and has an estimated budget of \$18 Million divided into two phases over a five year period.

- Phase One is approximately \$10 Million;
- Phase Two is approximately \$8 Million.

ADDITIONAL INFORMATION

<u>Item#</u>	<u>Subject Matter</u>	<u>Comments/Questions</u>
2(S)	Amendments to Living Wage Ordinance	The current Living Wage Rate as defined in Section 2-8.9 of the Code of Miami-Dade County, as of October 1, 2005, is \$9.81 per hour with qualifying health benefits valued at least \$1.42 per hour, otherwise \$11.23 per hour.
2(U)	Resolution approving an Interlocal Agreement with Cutler Bay for advance	<ul style="list-style-type: none">• Town of Cutler Bay is requesting an additional advance \$600,000 of tax collections and other funds collected by the County on its behalf.• To date, the following municipalities have been extended similar funding:<ol style="list-style-type: none">1. Cutler Bay \$300,0002. Miami Lakes \$700,0003. Palmetto Bay \$600,0004. Miami Gardens \$300,0005. Doral \$600,000• The full amount of estimated revenue is pledged against anticipated expenditures by the County on behalf of the municipality.• In the event of a shortfall, provisions included in the respective interlocal agreements call for the municipality to repay the advanced funds.